Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
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Davidson County	DEEDWARR
Recvd: 05/14/10 09:13	4 pgs
Fees:23.00 Taxes:717.80	
20100514-0037151	

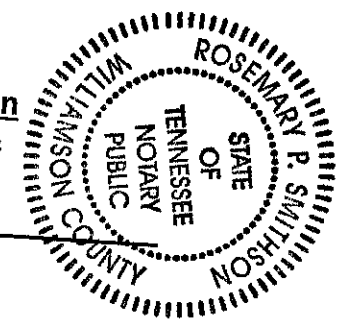
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $194,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May 2010.

Notary Public
My commission expires: 7/31/11



Address of New Owner:
Phillip Caraccioli
915 Maplewood Place
Nashville TN 37216-0000

Send Tax Bills to:
Same

Tax Information
06107016700 &
06107016800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kimberly Walker, unmarried, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Phillip Caraccioli and wife Eloise Caraccioli hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, Block 'B' on the plan of Broadmoor of record in Book 161 and 162, Register's Office for said County.

Said Lot Nos. 1 and 2 front together 100.00 feet on the northerly margin of Maplewood Lane and extend back between parallel lines with the westerly margin of Lindell Street 150 feet to a dead line.

Being the same property conveyed to Kimberly Walker, unmarried and Dorothy Landry, unmarried by deed dated February 24, 1997 from Martin R. Spears of record in Book 10362 Page 637, Register's Office for Davidson County, Tennessee and further conveyed to Kimberly Walker by Quitclaim Deed dated September 13, 2001 from Dorothy Landry of record in Instrument No. 20010925-0103422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Broadmoor Subdivision of Block "B" of record in Book 547 Page 161 and 162, Register's Office for Davidson County, Tennessee. 4) Easement for sanitary sewers and/or storm drainage of record in Book 4139 page 322, Register's Office for Davidson County, Tennessee. 5) Any restrictions or easements of record

This property is improved property known as 915 Maplewood Place, Nashville, Tennessee 37216-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of May, 2010.

Kimberly J. Walker

Kimberly Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of May, 2010.

Notary Public

My Commission expires: 3/29/11
FILE NO: 06471

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

